

Interlocal Housing Task Force  
Meeting Minutes  
July 28, 2010  
10:00 am

I Introductions (5 minutes): Present at the meeting were the following: Donna Metzler, Steve Goodwin, Krissie Killoy, Chris Baird, Audrey Graham, Lance Christie, Melinda Brimhall, Fremont Woodward, Jeff Reinhart, Craig Hibberd, Emily Niehaus, Sarah Bauman

II Review of Purpose of Task Force (5 Minutes): The group reviewed the purpose of the Task Force.

III Administration (10 minutes)

A. Minutes: It was agreed that Grand County staff would develop a method of taking and distributing minutes. It was agreed that Donna would take and distribute minutes for the current meeting.

B. Agendas: It was agreed that agenda items would be determined at each meeting for the following meeting and that a draft agenda would be sent out by county staff ahead of time.

C. Emails: It was agreed that minutes and agendas would be sent out by email.

D. Meeting Schedule: **It was agreed that the Task Force would meet on the last Tuesday of each month at 9:00 am in the City Hall Conference Room.** Donna agreed to book the room.

IV Review of Current and Possible Affordable Housing Proposals (30 minutes): The following projects were discussed:

A. **Cinema Court** – Fremont summarized the deadline and other requirements for obtaining financing for the Cinema Court Project. The following items were mentioned:

1. Tax Credit deadline of October 1

2. Requirement to have zoning for project in place in order to be considered for tax credit financing. HASU is working on a development plan to submit to Grand County for the overlay zone. This proposal will also meet the requirements of the City R-4 zoning. This plan needs to be submitted to Grand County by next week.

3. City annexation is probably required to receive Olene Walker funds. City annexation would also serve to eliminate impact fees for services other than water and sewer (such as parks and roads) that are charged by Grand County. HASU probably only has to show a good faith gesture toward annexation to be considered for the Olene Walker funds. An annexation petition could serve this purpose.

4. Spanish Valley Water and Sewer District impact fees are relatively high, and this has proven to be an obstacle for the Cinema Court Project. There may be some options to deal with this issue, including implementation of a Multi-family rate. **The group agreed to set up a sub-committee to review this issue and come back with recommendations. Those agreeing to participate in the sub-committee include Krissie, Lance, Donna and Fremont.**

5. The best case scenario for annexation of the HASU property is February, 2011. This is because there are intermediate property owners that must be annexed at the same time. Cinema Court is also potentially part of a larger annexation that would include other properties, including USU, SITLA, and private property.

B. **HASU Projects** – The latest Self-help project has been approved by USDA. The project comprises 25 units, to be split up between Grand and San Juan County. There will likely be 6-8 units in Blanding, and the remainder would be in Grand County. They are on a compressed schedule and are ready to proceed with pre-construction. These units would serve the low and very low income categories. There is also a possible project in the Desert Winds subdivision south of town by the storage units.

**C. Possible project with Millcreek Partners, LLC, et al** – The Stevens Group has been contracted by Millcreek Partners to create a Master Planned Development for the property located on Millcreek Drive and HWY 191. This will likely be a mixed use and mixed income development. Currently, the consideration for the affordable housing income level to be served is at the Moderate level, due to project costs. Project costs are affected by the high impact fees. This is meant to be a “green” project.

**D. Community Rebuilds Projects** - CR has facilitated the replacement of a mobile home with a straw bale construction home on Duchene Avenue. Color Country Community Housing has been talking with property owners and CR about the possibility of constructing 18 new units at the site of the current Kane Creek Apartments. They are also considering other possible sites. CR has trained 20 students in straw bale construction. CR has been exploring the construction of micro-homes as accessory units. The micro-home would be based on a model and could be built for under \$50,000.

**H. The Virginian** – There are several options being explored with respect to the Virginian, including proceeding with the renovations as contemplated in the original CDBG grant, constructing replacement units, or possibly moving a portion of the CDBG funding to the Cinema Court Project. Any change would need to be approved by CDBG. The deadline for use of these funds for the project is the end of 2010.

**V Other Affordable Housing Issues (15 minutes):**

**A. Unfit Premise Ordinance** – Grand County is looking at the options with respect to some type of unfit premise ordinance. The strongest consideration at this point is to use existing building code under dangerous building abatement.

**B. Barriers Analysis** -- The City Planning Commission has been having workshops to discuss barriers to affordable housing. They have agreed to bring in Richard Walker to provide a public information session on barriers. The schedule for this has not yet been determined.

**VI Process for Expanding Committee Membership (15 minutes):** The group agreed to put out a press release asking for interested persons to be on the Task Force. Krissie will send out a draft via email **next week**. **It was agreed that Committee members would make other contacts, as follows:**

**Sarah** – Chamber of Commerce

**Jeff** – Builders' Alliance and City Planning Commission

**Craig** – Realtors and Multi-cultural Center

**Fremont** – Banker

**Audrey** – School District

**Donna** – Mulberry Grove and SITLA

**Steve** – Mobile home park residents

**Krissie** – County Planning Commission

**VII Next Steps/Meeting (10 minutes):**

**A. The Impact Fee Group will meet on August 12 at 10 am**

**B. Agenda items for next meeting:**

Introduce New People

Approval of Meeting Minutes

Review and Update Action Steps

Impact Fee Report

Project Update

Other Issues